
Exhibit C

WARRANTY DEED WITH LIEN COVENANT

BOX 359

THIS INDENTURE, made February 03, 2017

MARK K. MACRIS and CATHERINE M. SCHAEFER (f/k/a CATHERINE M. MACRIS), formerly husband and wife, residing at
403 Teakwood Terrace, Williamsville, New York 14221

Grantors, and

CATHERINE M. SCHAEFER, (f/k/a CATHERINE M. MACRIS), residing at
403 Teakwood Terrace, Williamsville, New York 14221

Grantee.

WITNESSETH, that the said Grantors, in consideration of One and No More Dollars (\$1.00 and no more), lawful money of the United States, paid by the Grantee, does hereby grant and release unto the Grantee, her heirs and assigns forever the following:

ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Amherst, County of Erie and State of New York, being part of Lot Number ninety-seven (97), Township twelve (12), Range seven (7) of the Holland Land Company's Survey and further distinguished as Subdivision Lot Number six hundred twenty-two (622) filed in the Office of the Erie County Clerk under Cover No. 2278.

TOGETHER with the appurtenances and all the estate and rights of the Grantor(s) in and to the said premises.

TO HAVE AND TO HOLD, the above granted premises unto the said Grantee(s).

AND the said Grantor(s) do(es) covenant with said Grantee(s) as follows:

FIRST: That the Grantee(s) shall quietly enjoy the said premises.

SECOND: That the Grantor(s) will forever WARRANT the title to said premises.

THIRD: Subject to the trust fund provisions of section thirteen of the lien law.

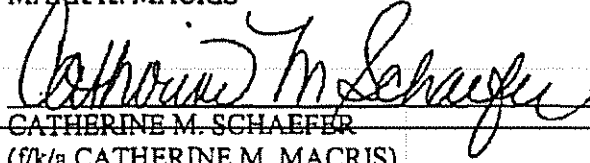
THIS CONVEYANCE is made pursuant to terms of a Matrimonial Agreement and subsequent Divorce Decree between the parties and is not made with the intent to defraud creditors, nor does the conveyance render the Grantors insolvent or bankrupt.

AMH
DEED-2
183014

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals
the day and year first above written.



MARK K. MACRIS



CATHERINE M. SCHAEFER

(f/k/a CATHERINE M. MACRIS)

STATE OF NEW YORK)
COUNTY OF ERIE)ss.

On the 21st day of May 2011, before me, the undersigned, a notary
public in and for said state, personally appeared, MARK K. MACRIS, personally known to me or
proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed
to the within instrument and acknowledged to me that he executed the same in his capacity, and
that by his signature on the instrument, the individual, or the person upon behalf of which the
individual acted, executed the instrument.

REBECCA J. EVERLETH
Notary Public, State of New York
Qualified in Niagara County
Reg #01EV6023523
My Commission Expires 04-21-15


NOTARY PUBLIC

STATE OF NEW YORK)
COUNTY OF ERIE)ss.

On the 6 day of Aug 2017, before me, the undersigned, a notary
public in and for said state, personally appeared, CATHERINE M. SCHAEFER, personally
known to me or proved to me on the basis of satisfactory evidence to be the individual whose
name is subscribed to the within instrument and acknowledged to me that she executed the same
in her capacity, and that by her signature on the instrument, the individual, or the person upon
behalf of which the individual acted, executed the instrument.


NOTARY PUBLIC

JOHN P. ROBshaw, JR.
Notary Public, State of New York
Commission No. 02RO3313698
Qualified in Erie County
Commission Expires Sept. 30, 2018

PLEASE TYPE OR PRESS FIRMLY WHEN WRITING ON FORM
INSTRUCTIONS: <http://www.dps.state.ny.us> or PHONE (518) 474-6450

FOR COUNTY USE ONLY

C1. SWIS Code

142299

C2. Date Deed Recorded

9/14/12

C3. Book

11228

C4. Page

9904



REAL PROPERTY TRANSFER REPORT

STATE OF NEW YORK

STATE BOARD OF REAL PROPERTY SERVICES

RP - 5217

RP-5217 Rev 5/07

PROPERTY INFORMATION

1. Property

403

Location

TEAKWOOD TERRACE

CITY OR TOWN

AMHERST

2. Buyer

SCHAPIER

LAST NAME / COMPANY

CATHERINE M.

FIRST NAME

3. Tax

Indicate where future Tax Bills are to be sent

Billing

if other than buyer address (at bottom of form)

Address

LAST NAME / COMPANY

FIRST NAME

STREET NUMBER AND STREET NAME

CITY OR TOWN

STATE

ZIP CODE

4. Indicate the number of Assessment

Roll parcels transferred on the deed

1

of Parcels

OR

(Only if Part of a Parcel) Check as they apply:

4A. Planning Board with Subdivision Authority Exists

4B. Subdivision Approval was Required for Transfer

4C. Parcel Approved for Subdivision with Map Provided

5. Deed

60.00

Property

Size

TACITIT

OR

ACRES

6. Seller

MACRIS

LAST NAME / COMPANY

MARK K.

FIRST NAME

SCHAPIER (FKA MACRIS)

LAST NAME / COMPANY

CATHERINE M.

FIRST NAME

Check the box below which most accurately describes the use of the property at the time of sale:

A ☒ One Family ResidentialB ☐ 2 or 3 Family ResidentialC ☐ Residential Vacant LandD ☐ Non-Residential Vacant LandE ☐ AgriculturalF ☐ CommercialG ☐ ApartmentH ☐ Entertainment / AmusementI ☐ Community ServiceJ ☐ IndustrialK ☐ Public ServiceL ☐ Forest

Check the boxes below as they apply:

8. Ownership Type is Condominium

9. New Construction on Vacant Land

10A. Property Located within an Agricultural District

10B. Buyer received a disclosure notice indicating that the property is in an Agricultural District

SALE INFORMATION

11. Sale Contract Date

Month / Day / Year

12. Date of Sale / Transfer

Month / Day / Year

13. Full Sale Price

1,000,000

(Full Sale Price is the total amount paid for the property including personal property. This payment may be in the form of cash, other property or goods, or the assumption of mortgages or other obligations. Please round to the nearest whole dollar amount.)

14. Indicate the value of personal property included in the sale

0.00

15. Check one or more of these conditions as applicable to transfer:

- A ☒ Sale Between Relatives or Former Relatives
B ☐ Sale Between Related Companies or Partners in Business
C ☒ One of the Buyers is also a Seller
D ☐ Buyer or Seller is Government Agency or Lending Institution
E ☐ Deed Type not Warranty or Bargain and Sale (Specify Below)
F ☐ Sale of Fractional or Less than Fee Interest (Specify Below)
G ☐ Significant Change in Property Between Taxable Status and Sale Date
H ☐ Sale of Business is Included in Sale Price
I ☐ Other Unusual Factors Affecting Sale Price (Specify Below)
J ☐ None

ASSESSMENT INFORMATION - Data should reflect the latest Final Assessment Roll and Tax Bill

Year of Assessment Roll from which information taken

10

17. Total Assessed Value (of all parcels in transfer)

198,100

18. Property Class

ZLO

19. School District Name

WILLIAMSVILLE CENTRAL

20. Tax Map Identifier / Roll Identifier (If more than four, attach sheet with additional identifier(s))

69.00-6-32

CERTIFICATION

I certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and I understand that the making of any willful false statement of material fact herein will subject me to the provisions of the penal law relative to the making and filing of false instruments.

BUYER

Catherine M. Schaper 02/03/2011
BUYER SIGNATURE DATE

40 TEAKWOOD TERR
STREET NUMBER STREET NAME (SUFFIX SALL)

AMHERST NY 14221
CITY OR TOWN ZIP CODE

SELLER

MARK K. MACRIS
Catherine M. Schaper
CATHERINE M. SCHAPIER (FKA MACRIS)

BUYER'S ATTORNEY

ROBBIN LAST NAME FIRST NAME

716 633-4030
AREA CODE TELEPHONE NUMBER

NEW YORK STATE
COPY